



The Hollies, Camelot Way, South Elmsall Pontefract WF9 2HX

Welcome to

The Hollies, Camelot Way, South Elmsall Pontefract

COMING SOON - REGISTER YOUR INTEREST NOW!! A small development of traditional two storey, family homes positioned on a small development in the centre of South Elmsall. Positioned within walking distance of South Elmsall train station and bus station as well as close to local shops.



Kitchen

Range of wall and base
Electric oven and gas hob
Extractor hood
Composite sink as standard

Bathroom

Part tiled bathroom walls.
Contemporary white sanitary ware
Bath & walk in shower
Chrome taps & fittings
Chrome towel radiator

Heating & Insulation

Ideal Logic boiler with smart hive gas central heating
(Or similar)
Loft insulation in line with building regulations
Cavity wall insulation White radiators

Decorating Finish

Oak finished doors with chrome ironmongery white
gloss paint to woodwork flat white finish to ceilings
white emulsion to walls.

Electrical Specification

Electric car charging point TV Data point to living
room
Down lights in bathroom & kitchens.

Garden

Rear garden fence 6 ft fence and timber side gate 6
flag patio area & paths to the side and rear of the
house
Front & rear external light
Driveways finished in block paving as per plans

External Features

Secure GRP front door
Mains operated smoke detectors to hall and landing
PVCu double-glazed windows
Low maintenance UPVC fascia's soffits

Peace Of Mind - Warranty

All properties for peace of mind come with a 6 year
architects build warranty as well as the standard
builder and manufacturers warranties for all
appliances.

The builders of this development are an established
firm who have completed many developments of a
similar nature. As an established developer the pride
themselves on offering an end-to-end client
experience that includes seamless communication,
and solid, quality handiwork every time.

Tenure

House - Freehold
Un Adopted Private Road

Epc Rating

Energy Rated B
'Green Mortgage Approved'



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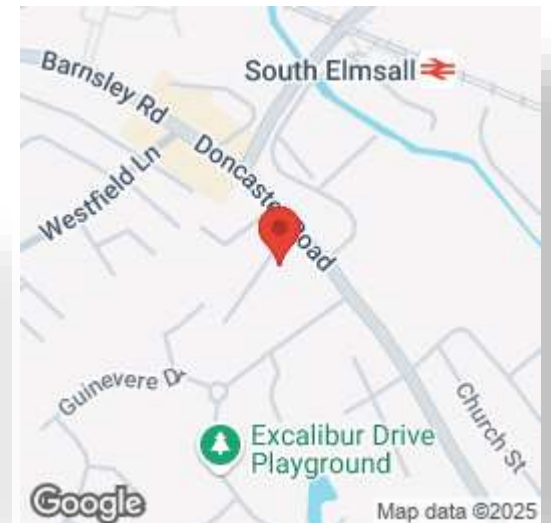
**The Hollies, Camelot Way, South Elmsall
Pontefract**

- Three Bedroom Family Homes
- Bathroom with Separate Walk In Shower
- Off Street Parking & Private Garden
- Walking Distance Of Train Station, Bus Station and Shops
- Reserve Early for Choice Of Kitchen Colour

Tenure: Freehold EPC Rating: Exempt

from

£187,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117244 - 0005

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